

Economic Indicators

Loudoun County, Virginia

March 2002

	Reporting Period	Current Period	Current Year-to-	Last Year-to-	Percent Change
New Residential Construction					
New Residential Units Permitted	February 2002	300	708	1,149	-38.4%
Single Family Detached Units Permitted	February 2002	148	357	353	1.1%
Single Family Attached Units Permitted	February 2002	140	253	378	-33.1%
Multifamily Units Permitted	February 2002	12	98	418	-76.6%

Source: Loudoun County Department of Building and Development

New Nonresidential Construction					
Office SF Permitted	February 2002	37,726	87,840	380,498	-76.9%
Flex/Industrial SF Permitted	February 2002	4,446	4,446	269,184	-98.3%
Retail SF Permitted	February 2002	0	4,750	42,703	-88.9%
Other SF Permitted	February 2002	0	2,960	63,220	-95.3%
Taxable SF Permitted	February 2002	33,280	75,684	5,391	1303.9%
Nontaxable SF Permitted	February 2002	15,026	65,140	329,618	-80.2%
Total Value Nonresidential Construction	February 2002	22,700	22,700	50,880	NA
Value of New Buildings	February 2002	\$15,324,605	\$27,114,320	\$23,050,746	17.6%
Value of Alterations/Additions	February 2002	\$5,787,000	\$7,398,200	\$17,674,000	-58.1%
Route 28 Taxing District SF Permitted	February 2002	\$9,537,605	\$19,716,120	\$5,376,746	266.7%
Value of Route 28 Permitted Construction	February 2002	0	45,364	269,832	-83.2%
	February 2002	\$7,196,187	\$15,560,648	\$16,689,358	-6.8%

Source: Loudoun County Department of Building and Development

Housing Sales	November 2001	642	8,370	8,137	2.9%
Single Family Detached	November 2001	285	3,608	4,112	-12.3%
Single Family Attached	November 2001	282	3,680	3,183	15.6%
Condominium	November 2001	75	1,082	842	28.5%

Source: Loudoun County Department of Financial Services

Washington Dulles International Airport					
Total Passengers	December 2001	1,292,305	18,001,821	20,104,693	-10.5%
International Passengers	December 2001	259,188	3,690,748	3,945,981	-6.5%
Total Freight (metric tonnes)	December 2001	24,962	330,914	383,852	-13.8%

Source: Metropolitan Washington Airports Authority

Taxable Sales (000s)	4th Quarter 2001	\$752,998	\$2,648,166	\$2,489,614	6.4%
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Source: Virginia Department of Taxation

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Average Housing Prices	November 2001	\$310,215	\$292,404	\$270,965	14.5%
Single Family Detached	November 2001	\$432,483	\$398,958	\$361,907	19.5%
Single Family Attached	November 2001	\$239,128	\$237,679	\$204,110	17.2%
Condominium	November 2001	\$147,087	\$163,720	\$131,922	11.5%

Source: Loudoun County Financial Services

At Place Employment

Employees	3rd Quarter 2001	98,128	97,200	88,823	10.5%
New Jobs (over previous period)	3rd Quarter 2001	928			
Establishments	3rd Quarter 2001	5,097	5,075	4,688	8.7%
New Businesses (over previous period)	3rd Quarter 2001	22			
Gross Wages (millions)	3rd Quarter 2001	\$1,199	\$1,880	\$1,200	-0.1%

Source: Virginia Employment Commission

Consumer Price Index

Washington-Baltimore DC/MD/VA (1996=100)	January 2002	110.9	110.9	108.9	1.8%
US-All Urban Consumers (1982-84=100)	January 2002	177.1	176.7	175.1	1.1%

Source: US Bureau of Labor Statistics

Civilian Labor Force

Loudoun County	January 2002	98,838	98,382	97,334	1.5%
Northern Virginia	January 2002	1,257,105	1,249,005	1,253,552	0.3%

Source: Virginia Employment Commission

Resident Employment

Estimates

Loudoun County	January 2002	94,684	94,090	96,508	-1.9%
Northern Virginia	January 2002	1,216,165	1,208,543	1,239,595	-1.9%

Source: Virginia Employment Commission

Washington Economic Index

Leading Index (1987=100)	December 2001	109.0	107.7	110.0	-0.9%
Current Index (1987=100)	December 2001	105.2	105.3	117.2	-10.2%

Source: Metropolitan Council of Governments

Non-Residential Vacancy

Total	4th Quarter 2001	16.2%	15.6%	5.6%	187.2%
Office	4th Quarter 2001	15.7%	15.5%	6.9%	129.0%
Flex	4th Quarter 2001	24.6%	22.9%	8.8%	181.1%
Industrial	4th Quarter 2001	8.2%	8.6%	1.3%	513.5%

Source: Realty Information Group